

1. Agenda

Documents:

[1. AGENDA.PDF](#)

2. Noise Ordinance - Construction Hours Update

Documents:

[2. NOISE ORDINANCE - CONSTRUCTION HOURS UPDATE.PDF](#)

3. GVL2040 Consistency Policy

Documents:

[3. GVL2040 CONSISTENCY POLICY.PDF](#)

4. Greenville Zoo Appropriation \$175,000 (Amur Leopards, Primate Row)

Documents:

[4. GREENVILLE ZOO APPROPRIATION 175,000 \(AMUR LEOPARDS AND PRIMATE ROW\).PDF](#)

5. CommunityWorks Home Buyer Assistance Update

Documents:

[5. COMMUNITYWORKS HOME BUYER ASSISTANCE UPDATE.PDF](#)

6. 1 Augusta Place Lease Agreement

Documents:

[6. 1 AUGUSTA PLACE LEASE AGREEMENT.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

**Monday, March 8, 2021
3:00 p.m.**

Greenville City Hall is currently closed to the public. Please use the following methods to attend the Work Session Meeting:

Virtual Meeting Viewing
<https://www.greenvillesc.gov/meeting>
Password: meetnow

**Telephone: 1-415-655-0002
WebEx Event Number: 129 679 9092**

**Remote Viewing Location:
Greenville Convention Center, 1 Exposition Drive – Room 102**

The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

AGENDA

ATTENDEES:

CITY COUNCIL: Mayor Knox White; Councilmember Wil Brasington; Councilmember John DeWorken, Councilmember Dorothy Dowe, Councilmember Lillian Flemming; Councilmember Ken Gibson; Councilmember Russell Stall

CITY STAFF: City Manager John McDonough; City Attorney Michael S. Pitts; City Clerk Camilla G. Pitman

- | | |
|---|------------------|
| 1. Call to Order | 3:00 p.m. |
| 2. Noise Ordinance - Construction Hours Update
<i>(Presented by Assistant City Manager Shannon Lavrin)</i> | 3:00 p.m. |
| 3. GVL2040 Consistency Policy
<i>(Presented by Assistant City Manager Shannon Lavrin)</i> | 3:15 p.m. |
| 4. Greenville Zoo Appropriation \$175,000
(Amur Leopards, Primate Row)
<i>(Presented by Deputy City Manager Eden Freeman)</i> | 3:30 p.m. |
| 5. CommunityWorks Home Buyer Assistance Update
<i>(Presented by Community Development Financial Coordinator Rebecca Edwards)</i> | 3:40 p.m. |
| 6. 1 Augusta Place Lease Agreement
<i>(Presented by Downtown Project Manager Will Young)</i> | 3:50 p.m. |
| 7. Adjourn | 4:00 p.m. |

Noise Ordinance - Construction Hours Update

Noise Ordinance

Sec. 16-92. - Prohibited noise generally.

Any noise of such character, intensity or duration which substantially interferes with the comfortable enjoyment of persons of ordinary sensibilities occupying, owning or controlling nearby properties, or persons making use of public properties for their intended purposes, is hereby declared to be unlawful and to be a nuisance, and is prohibited.

Sec. 16-100(d) defines day-time as the hours between 7 am and 10 pm.

Noise Ordinance Exemptions

Sec. 16-95. - Exemptions.

The following noises shall be exempt from the prohibitions of section 16-92, even when they cause a disturbance:

1. Other code provisions notwithstanding, the sound produced by construction machinery, heavy duty equipment, and machines and equipment used for construction, repair, cleaning and maintenance of buildings, streets, or public or private premises when operated between the hours of 7:00 a.m. and 9:00 p.m. Such devices shall nevertheless be subject to the administrative stop order provisions of section 16-98.

Sec. 16-98. - Administrative stop orders.

The city manager or his designee may issue administrative stop orders to prohibit temporarily or to reschedule activities otherwise exempt under section 16-95 from the prohibitions of this division, when the continuation of the activity imposes a great hardship or substantial and aggravating inconvenience upon persons reasonably occupying or utilizing nearby premises, provided such administrative stop order is not used to prohibit completely an otherwise lawful activity and the city manager or his designee gives due consideration to balancing the hardships involved.

Current GVL Requirement

Location	Construction Noise regulated within Noise Ordinance		Construction Activities Restricted to certain days and times		Construction Noise Exemption from Regulation			Special Conditions During Restricted Hours	Notes
					Times		Days		
City of Greenville	Yes			No	7:00 AM	9:00 PM	7 Days/wk	Special exception can be made by city manager or designee	

Background

Issue is noise caused by construction activities:

- City does not want to penalize or set hours into play that prohibit “quiet” construction activities, i.e. trimming electrical, paint, etc. outside of the set hours.
- Research other communities and how they approach construction activity noise.
- Return to City Council after meeting with Neighborhood Presidents with suggested approach based on feedback received and research.

Proposed Modification

Location	Construction Noise regulated within Noise Ordinance		Construction Activities Restricted to certain days and times		Construction Noise Exemption from Regulation			Special Conditions During Restricted Hours	Notes
					Times		Days		
City of Charleston	Yes			No	7:00 AM	7:00pm	Monday-Friday	No loud or repetitive noises on Sunday	Special exemptions may be made for concrete pouring but impacted residents have to be notified and application must be filed.
					9:00 AM	7:00pm	Saturday		
City of Greenville (Proposed)	Yes			No	7:00 AM	9:00pm	Monday-Friday	Special exception can be made by city manager or designee	Special exemptions may be made for concrete pouring but impacted residents have to be notified and application must be filed.
					9:00 AM	7:00pm	Saturday & Sunday		

Neighborhood Presidents

Meeting with Neighborhood Presidents:

- Met to discuss the issue Thursday evening, 7/16/20
- Presidents met with respective residents and shared the PowerPoint, provided by the City for their use, over the following month and reported results back to the city
- Unanimous response back from Presidents, after meeting presentations with their residents, was preference for the Charleston, SC model

Feedback

- Questions
- Discussion
- Other Input



GVL2040

Consistency Policy

Roadmap

- 1/12/21: Planning Commission GVL2040 Special Called Meeting
- 1/25/21: City Council GVL2040 Public Hearing
- 2/8/21: City Council GVL2040 First Reading
- 2/22/21: City Council GVL2040 Second Reading – *plan adopted*

Begin implementation process

- 3/8/21: City Council First Reading Consistency Policy Resolution**

GVL2040 Implementation

Prioritized “Must -Do” Checklist for 2021-2022:

- ☐ Item 1: “A GVL2040 consistency policy is passed with or shortly after plan adoption”

“A consistency policy is a commitment made by City Council to evaluate the degree to which decisions are in accord with the comprehensive plan. Passing such a policy keeps the plan front-and-center in the minds of City and community leaders.”

Proposed Consistency Policy Options

Options presented at City Council Retreat 2021:

1. Adopt short resolution with direction to staff to develop accountability statement
2. Develop a reporting and/or planning process for annual consistency and actions; then debate and adopt the resolution with the accountability process completed several months later
3. Develop statement of consistency for Planning-related Council actions

Proposed Consistency Policy Options

Feedback received at City Council Retreat 2021:

✓ Support of all three options with:

City Council to adopt a short resolution with staff to develop a formal reporting and planning process for continual accountability to and implementation of the GVL2040 comprehensive plan.

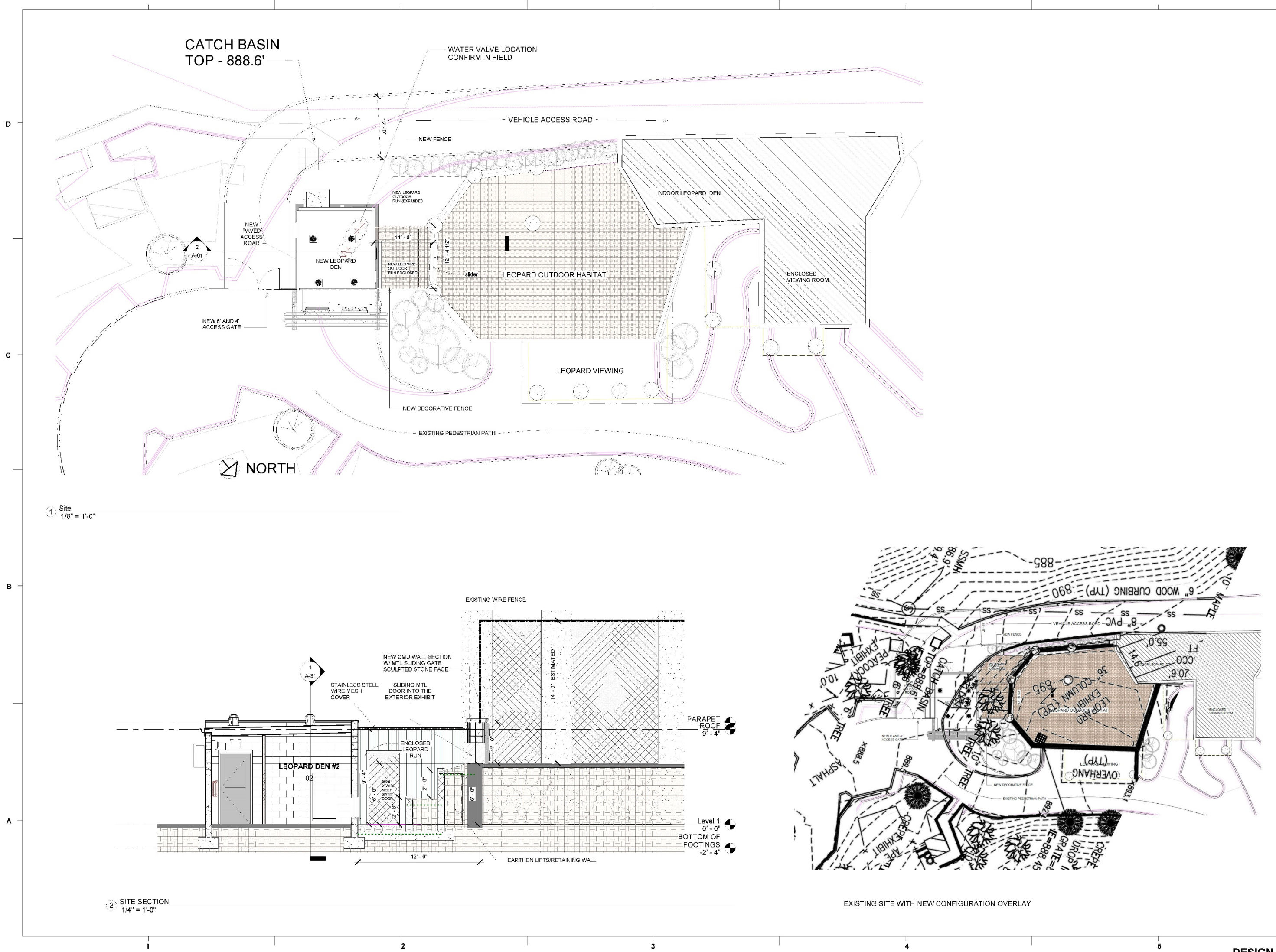
Consistency Policy Resolution

Stage 1 of Consistency Policy: Approval of short resolution

Purpose:

“To ensure the inclusivity and diversity of all actions taken by City Council, with regard to capital expenditures, changes to ordinances, regulations, or policies adopted by the City and with particular emphasis on all actions that affect economic vitality, land use, affordable housing, open space/environment and transportation/mobility, shall be consistent with the GVL2040 Comprehensive Plan.”

Greenville Zoo Amur Leopard Holding





GREENVILLE ZOO
SOUTH CAROLINA

**GREENVILLE ZOO
LEOPARD DEN
ADDITION**



MAVIN
MAVIN CONSTRUCTION, LLC
3 RIDGEWAY AVE
GREENVILLE, SC 29607



**STONECRAFT
STUDIO 3**

STONECRAFT STUDIO 3, LLC
222 TINDAL AVE
GREENVILLE, SC 29605
864-354-6199
CHRS@STONECRAFTSTUDIO3.COM

These documents have been prepared under a Limited Services Agreement and are intended to convey Design Intent only.

The work illustrated herein is to be executed in a contractor-led Design/Build format. The Owner and/or General Contractor shall be responsible for coordination directly with the professional engineering consultants. Contracts for the design of Structural, Mechanical, Electrical, Fire Protection, and other systems are independent of any Architectural Services. The General Contractor shall be responsible for ensuring compliance with all applicable building codes and jurisdictional requirements. STONECRAFT STUDIO 3, LLC has not been engaged to provide architect-led construction phase services for this project.



STONE CRAFT
STUDIO 3, LLC
GREENVILLE, S.C.
No. 161646

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REVISIONS:

REV	DESC	DATE

PROJECT: SCS3 20-016
DATE: 12.19.2020
DRAWN BY: CRS
CHECKED BY: OWNER

**SITE / SITE
SECTION**

A-01

Greenville Zoo Amur Leopard Holding



GREENVILLE ZOO - NEW LEOPARD DEN

150 CLEVELAND PARK DRIVE, GREENVILLE, SC 29601



MEP3 PC



GREENVILLE ZOO
LEOPARD DEN
ADDITION

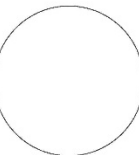


MAVIN CONSTRUCTION, LLC
2 RIDGEWAY AVE.
GREENVILLE, SC 29607



STONECRAFT STUDIO 3, LLC
202 TIGRA AVE.
GREENVILLE, SC 29605
864-554-6108
CHRIS@STONECRAFTSTUDIO3.COM

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REVISIONS:

REV	DESC	DATE

PROJECT: SCS3 20-016
DATE: 12.19.2020
DRAWN BY: CRS
CHECKED BY: GREENVILLE ZOO

TITLE SHEET

T-01

Greenville Zoo Primate Row



Primate Row Completed

**Our Zoo will be accreditation
ready every day!**



CommunityWorks Down Payment Assistance





Partnership with CommunityWorks



Background

- In 2014, the U.S. Department of Housing and Urban Development revised its regulations regarding the manner in which down payment assistance may be given to a home buyer
- Non-profit organizations are no longer allowed to grant this assistance and record any restriction on the property
- Government entities are able to do so for specific period of time (5 years)
- Signed agreement in place since June of 2015 to assist employees of the former Greenville Hospital System, now PRISMA Health
- Each agreement includes a total of \$50,000 of funding made available for this assistance for 10 buyers at \$5,000 each



Program Requirements

PRISMA (formerly Greenville Hospital System) Employees



Eligibility:

- Full time or part-time employee in good standing for 12 months
- First time home buyers or have not owned a home in the past 3 years
- Household income at or below 90% AMI
- Secure a 30 year, fixed-rate first mortgage
- Invest a minimum of \$500 into the home purchase
- Attend a CommunityWorks orientation
- Attend a home buyer education workshop through Greenville County Human Relations

Eligible Properties:

- Properties within a 10-mile radius of a PRISMA campus or provider practice
- Home must be the buyer's principal residence
- Monthly mortgage payment must be affordable (30% or less of monthly income)

Eligible Uses:

- Down payment and/or closing
- Conventional Loans for homes only purchased outside of Greenville County may only use funds for closing cost assistance
(Funds not provided through City administration if home is outside Greenville County)
- The total of all mortgages on the property may not exceed 100% of appraised value
- Buyers may not receive any funds back at the time of closing

Terms:

- Funds will be released to the buyer's attorney at closing
- Assistance will be secured by a promissory notes and a mortgage lien on the property
- Assistance is a non-amortizing subordinate loan at 0% interest
- Down payment assistance loan amount will be forgiven over five years
- Loan balanced for employees terminated from PRISMA due to disability will be forgiven

Fee:

- \$325 loan origination fee and applicable wiring fees will be due at closing



Beneficiary Information

Location	Sales Price	Closing Year	Household Size	Household Income	Race	Household Composition	DPA Amount
County	\$82,000	2018	1	\$25,000	AA	Single	\$4,000
County	\$120,000	2018	4	\$49,000	AA	Single, Female Head of Household	\$4,200
County	\$110,000	2018	1	\$36,500	White	Other	\$4,000
County	\$147,000	2019	2	\$36,000	AA	Single, Female Head of Household	\$5,000
County	\$200,000	2020	3	\$30,000	AA	Other	\$5,000
City	\$85,000	2019	1	\$26,000	AA	Single	\$2,975
County	\$155,000	2018	4	\$57,000	White	Two Parent Household	\$5,000
County	\$83,000	2018	1	\$31,000	White	Single	\$5,000
County	\$126,900	2019	3	\$41,000	AA	Single, Female Head of Housheold	\$4,900
County	\$117,000	2018	1	\$27,000	AA	Single	\$5,000



Administration



- Qualifying potential buyers
- Ensuring buyers complete requirements including home buyer education course
- Drafting award letter and legal documents for closing
- Submitting request for wire transfer



- Signing award letter
- Completing wire transfer request at closing
- Record retention of recorded loan documentation
- Previously, requesting reimbursement from CommunityWorks

***Staff time is minimal to operate program**



1 Augusta Place Updated Lease Agreement

[1 Augusta Place]

- History:
 - Original lease was with Smoke on the Water.
 - Building owner for 1 Augusta Place has requested a new lease agreement.
- Expiration:
 - June 30, 2021
- Current Fees:
 - \$100 in first year, increases by \$100 each subsequent year
- Current payment:
 - \$1200

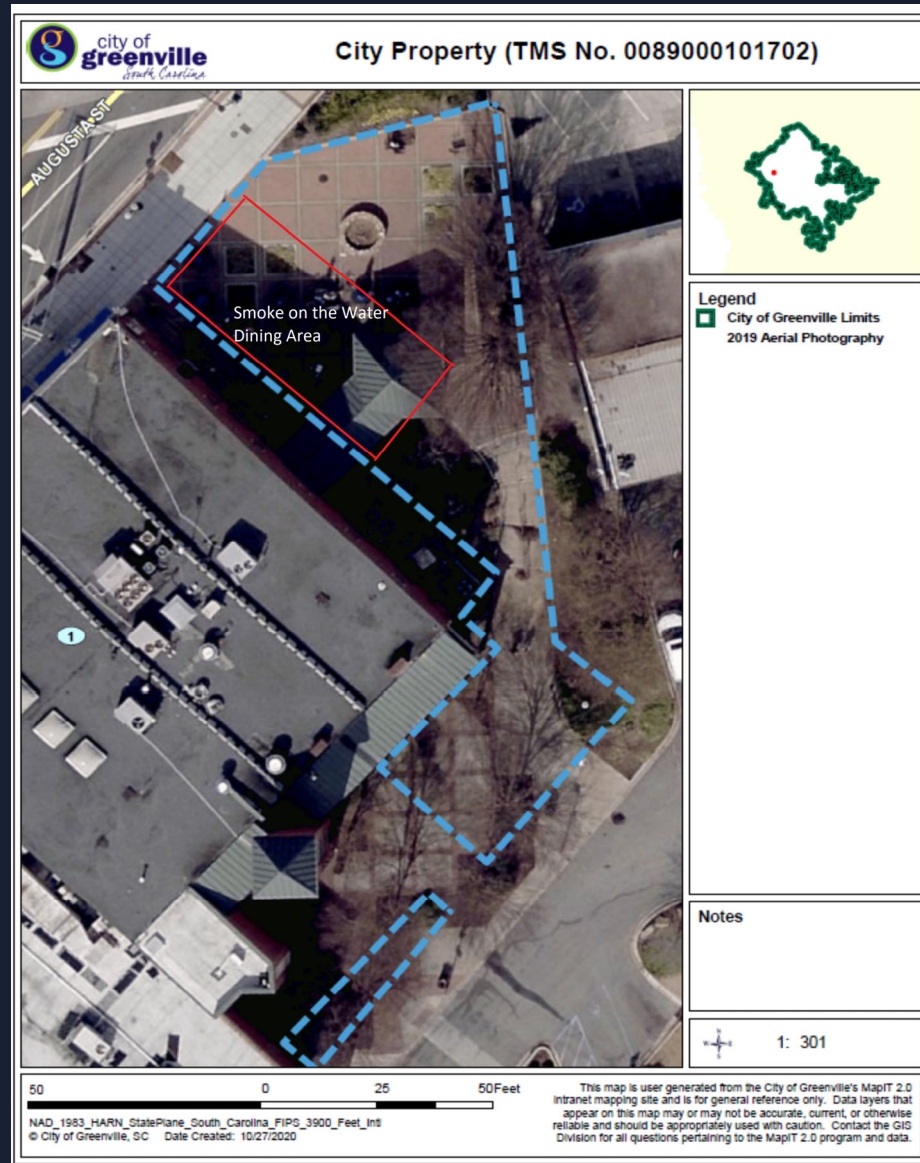


[PROPOSED CHANGES]

- **Proposed Fees:**
 - 1 Augusta Place will be charged \$2 per square foot to match existing downtown outdoor dining. Square footage of leased space is 1550.91.
- **Entertainment:**
 - No bars or forms of entertainment are permitted within the License Area without City approval in the normal course, not to be unreasonably withheld.



[Exhibit A]



[Overhead Map]



Structure
has been
removed

[Exhibit B]

